

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 29, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:05 a.m. Chairperson Lettieri adjourned the meeting at 3:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-not present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Mark Steele-not present
Coleen Clementson, Planning Department-present
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department-not present
Bob Manis, Planning Department- not present
Marcela Escobar-Eck, Development Services-not present
Gary Halbert, Development Services, present
Mary Jo Lanzafame, Deputy City Attorney-present
Linda Lugano, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
None.

ITEM-2: **REQUESTS FOR CONTINUANCE:**
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
None.

ITEM-4: **DIRECTOR'S REPORT:**
Gail Goldberg reported that the Community Planning Committee chairs met this past week and reviewed the Brush Management and Building Code changes as a result of the recent fire. Staff will bring the companion unit issue to City Council next week; Coleen Clementson and Gail Goldberg have been invited to go to Houston to talk about the General Plan update and the City of Villages Strategy.

Marcela Escobar-Eck advised of City Council action taken on the Elichondos and La Jolla YMCA appeals that were before them.

ITEM-5: **COMMISSION COMMENT:**
None.

ITEM-6: **APPROVAL OF THE MINUTES OF JANUARY 15, 2004:**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF JANUARY 15, 2004 WITH A REVISION TO THE MOTION MADE ON THE MISSION VILLAGE PROJECT WHICH SHOULD READ AS FOLLOWS: IN LIEU OF PERMIT CONDITION NO. 11, THE GROUND FLOOR PORTION OF BUILDING 2 FRONTING GRAMMERCY DRIVE SHALL BE DEVELOPED FOR COMMERCIAL USE FOR TWO YEARS FROM THE ISSUANCE OF THE CERTIFICATE OF OCCUPANY AT WHICH TIME IT MAY THEN BE USED FOR RESIDENTIAL PURPOSES. THE APPLICANT SHALL ENTER INTO A SECURED AGREEMENT ACCEPTABLE TO THE CITY OF SAN DIEGO FOR \$500,000 AS ASSURANCE FOR THE REDEVELOPMENT OF THE GAS STATION. Second by Chase. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Steele not present.

ITEM-7: **PILOT VILLAGE SELECTION.**

Anna McPherson and Jennifer Duval presented Report to the Planning Commission No. PC-04-010.

Testimony in favor:

Michael Conroy.

The Boulevard Marketplace – MCTIP – Mid-City/Normal Heights by Gary Weber, Mike LaBarre, Greg Neville, Risa Baron, Jay Levine and LeAnn Eldridge.

The Paseo (College Area) by Steve Bloom and Fred Pierce.

North Park Pilot Village (North Park) by Beth Swersie, Patrick Cowan, Sherm Harmer, Andy Hamilton and Roger Lewis.

Village Center at Euclid and Market (Encanto Neighborhoods) by Stephanie Wilson, Elaine Kennedy and Hector Reyes.

Mi Pueblo (SanYsidro) by Andrea Skorepa, David Flores, Cindy Eldred, Javier Serhan, Daniel Coffee, Teddy Cruz and Scott Kessler.

Testimony in opposition by Judy Elliot.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE FOLLOWING SELECTED VILLAGES WITH ADDITIONAL CONSIDERATIONS AS FOLLOWS:

THE BOULEVARD MARKETPLACE – MCTIP:
LOOK AT PHASE 2 AS A CONTINUATION OF THE PHASE 1 TYPE DEVELOPMENT.

PLACE SPECIAL FOCUS ON THE INTERFACE WITH THE SINGLE FAMILY DEVELOPMENT ADJACENT TO THE PROEJCT;

FOCUS AS WELL ON THE STREETScape ALONG EL CAJON BOULEVARD TO MAKE IT MORE PEDESTRIAN ORIENTED.

LOOK AT TERRACING OVER INTERSTATE 15; GIVE ADDITIONAL CONSIDERATION TO THE PARK LAND ISSUES.

THE PASEO – COLLEGE AREA:

LOOK AT THE QUESTION OF HIGH DENSITY EQUIVALENCY AS IT RELATES TO STUDENT HOUSING.

FOCUS ON STREET FRONTAGE IN ADDITION TO INTERNAL CIRCULATION AS IT RELATES TO PEDESTRIAN ACCESS AND ORIENTATION.

ADDRESS THE LINDO PASEO PEDESTRIAN CROSSING.

VILLAGE CENTER AT EUCLID AND MARKET AND MI PUEBLO:

RECOMMEND THESE BE ACCEPTED AS PILOT VILLAGES AS SUBMITTED.

ESTABLISH A MAINTENANCE DISTRICT FOR MI PUEBLO FOR THE 'PATHWAY TO KNOWLEDGE' AREA SO IT WILL BE MAINTAINED.

Second by Garcia. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Steele not present.

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THE PROPOSED NORTH PARK PILOT VILLAGE BE CONSIDERED WITH THE FOLLOWING COMMENTS:

THAT THERE BE AT LEAST 20% AFFORDABLE HOUSING WHICH WOULD INCLUDE AN ANALYSIS OF THE CURRENT HOUSING TYPE AND THAT HOUSING SHOULD BE BALANCED THROUGHOUT THE ENTIRE PROJECT AREA.

THERE BE AN OVERALL CONNECTIVITY OF THE USES AND THE CIRCULATION SYSTEM WITHIN THIS STUDY AREA.

THIS PILOT VILLAGE, UNLIKE THE OTHER VILLAGES COULD SERVE AS A MODEL OR LABORATORY FOR STUDYING IN-FILL DEVELOPMENT WHERE THERE ARE NO SPECIFIC PROJECTS SERVING AS THE MAIN CATALYST FOR THE PROJECT.

THE APPLICANT SHOULD WORK WITH THE REDEVELOPMENT AGENCY TO DEVELOP THE IMPLEMENTATION PROGRAM TO TIE THIS TOGETHER SO IT CAN BE IMPLEMENTED IN A COMPREHENSIVE MANNER.

SEPARATE OUT THE SHORT TERM AND LONGER TERM (3-5 YEARS) IMPLEMENTATION PROGRAM RECOGNIZING THAT THE COMMUNITY IS MOVING AHEAD AS QUICKLY AS POSSIBLE.

Second by Chase. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Steele not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 3:45 p.m.